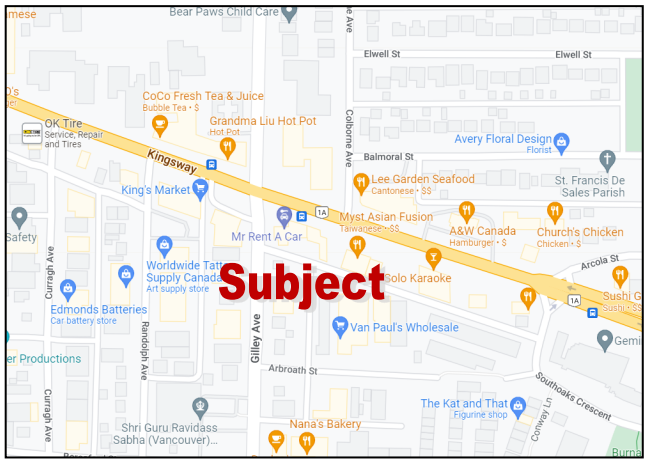
Approx. 1,716 sqft Industrial Unit in Highgate Burnaby

For Lease

Unit B-7156 Gilley Ave, Burnaby





Must See! Approx. 1,716 sqft industrial space is available for lease in Highgate Burnaby. Approx. 1,188 SqFt warehouse space with 26' ceiling and 12' x 10' loading door, and approx. 528 SqFt ground office. Only one intersection to the Kingsway, surrounded by all kinds of retail stores, and restaurants. Walking distance to the Highgate shopping center. It's a quiet area of busy traffic, really good for people who are looking for affordable industrial space to work in a such convenient community. **Call now for more information!**

Property Information

Address:	Unit B-7156 Gilley Ave, Burnaby
P.I.D.:	023-444-045
Legal; LOT	LOT A, PLAN LMP28561, DISTRICT 96, GROUP 1, NEW WESTMINSTER LAND DISTRICT
Zoning:	M4 SPECIAL INDUSTRIAL DISTRICT
Size:	Approx. 1,716 SF
Built Year:	2006

Basic Rent

$22.5 per SF

$38,610 per annum, and $3,217.5 per month

Additional Rent

$8.5 per SF (Projected)

$14,586 per annum, $1,215.5 per month



Award Winning Services!

DIAMOND TITAN CHAIRMAN'S PLATINUM

- No. 1 Re/Max Commercial Western Canada 2015
- No. 1 in Sales with Re/Max Realty Associates 5 years
- Re/Max International Lifetime Achievement Award since 2006
- Re/Max Canada Commercial Top 5 Winner 2011
- Re/Max International Top 9 Winner 2011
- Re/Max Circle of Legend Award since 2017
- Re/Max Diamond Club Team Award Winner 2022
- Re/Max Platinum Club Team Award Winner 2023
- Re/Max City Realty Commercial Most Expensive Property Sold 2023
- Re/Max City Realty Commercial Rent Collected 2023
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RE/MAX CIRCLE OF LEGENDS RE/MAX HALL OF FAME RE/MAX LIFETIME ACHIEVEMENT

Over 30 Years Experiences

Raymond Leung 梁國權

Personal Real Estate Corporation

604-644-6482

Re/Max City Realty #101 – 2806 Kingsway, Vancouver, BC V5R 5T5 Fax: 604-439-2299

Leung Real Estate Group Email: Raymondkleung@hotmail.com WebSite: 410Commercial.com

**Information herein deemed reliable but not guaranteed and must be verified by the buyer. This communication is not intended to cause or induce breach of an existing agency agreement.*





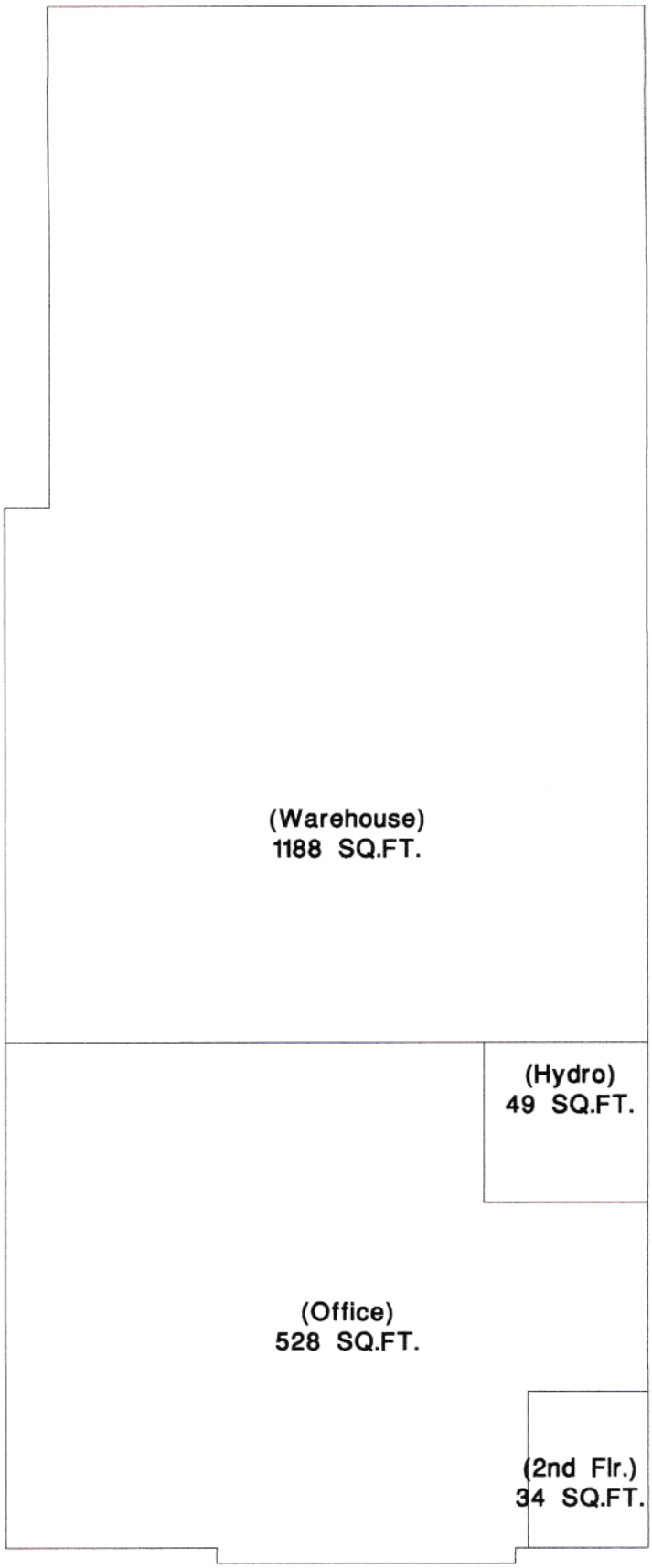








Schedule A



BOUNDARY AREA 1799 SQ.FT.

EXISTING PROPERTY AT:

UNIT B - 7156 GILLEY AVE.,
BURNABY, B.C.

MAIN FLOOR

OCCUPANT AREA:

MAIN (Warehouse)	1188 SQ.FT.
MAIN (Office)	528 SQ.FT.
*TOTAL	1716 SQ.FT.

*In accordance with Industrial Buildings: Standard Methods of Measurement (ANSI/BOMA Z65.2 - 2019)

N

1' 6'

SCALE

MEASURE MASTERS
VANCOUVER/TRI-CITIES
(604) 931-8585

All measurements must be verified prior to construction or renovations.

Site Map



December 13, 2022

1:2,000

0 0.01 0.03 0.06 mi

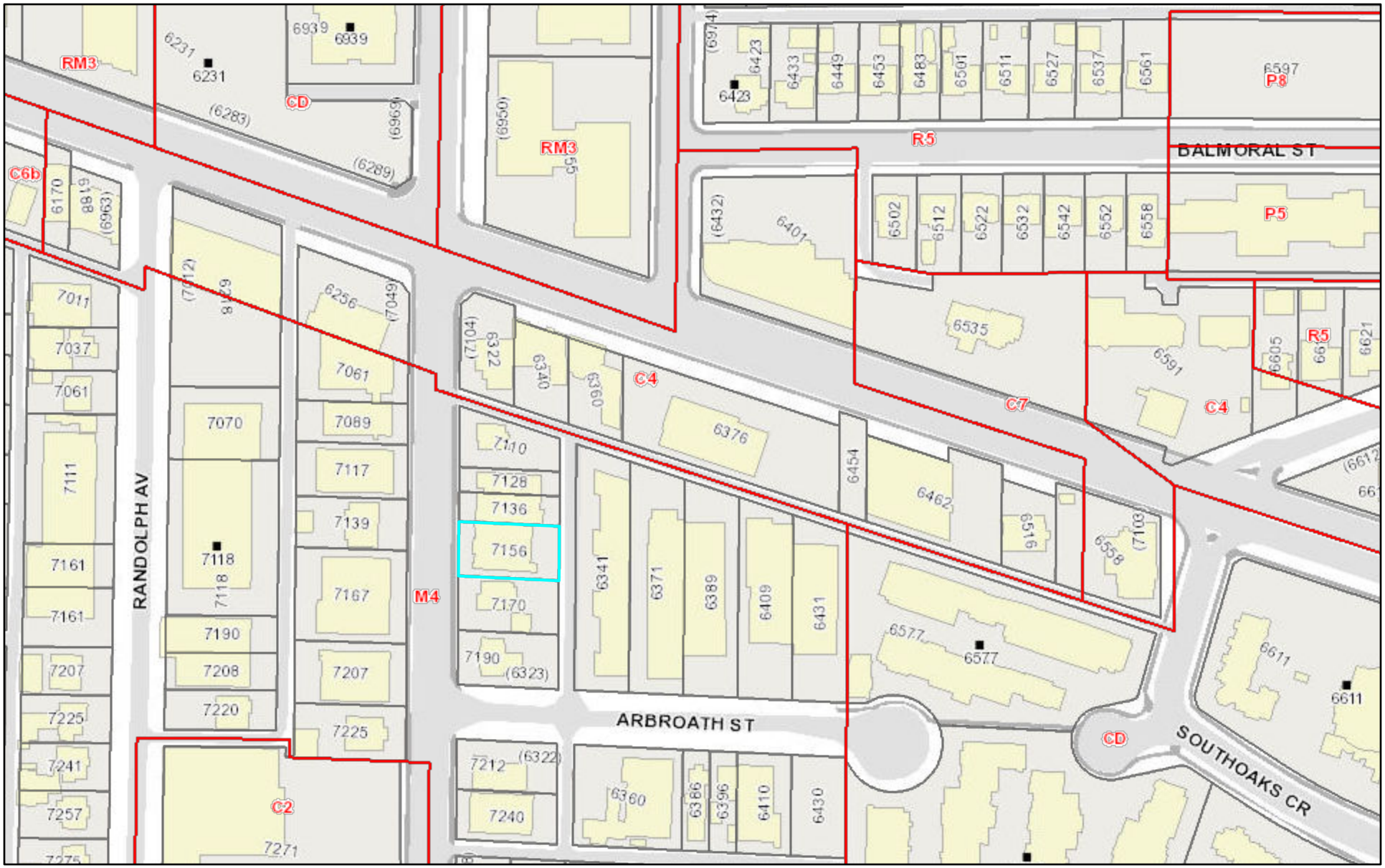
0 0.03 0.06 0.11 km

Lakes
Small Rivers
Large Rivers
Ocean
Legal Parcels
Bench
Bike Rack
Chair
Donation Plaque
Picnic Table
Water Fountain

Wayfinding & Signage Systems
Information Sign
Park Entrance Sign

City of Burnaby

Zoning Map



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Picnic Table
Water Fountain
Wayfinding & Signage Systems
Information Sign
Park Entrance Sign
Wayfinding Sign

City of Burnaby

404. SPECIAL INDUSTRIAL DISTRICT (M4) and (M4L)

This District provides for the accommodation of light industrial activities under conditions that are designed to minimize conflict with existing residential uses in areas of mixed development.

404.1 Uses Permitted:

(1) The following commercial and service uses:
- (a) Automotive repair shops, including body repair and painting.
- (b) Boot and shoe repair shops.
- (c) Car washing establishments.
- (d) Cartage, delivery and express facilities.
- (e) Laboratories.
- (f) Laundries, dry cleaning and dyeing establishments.
- (g) Locksmith shops.
- (h) Storage buildings, workshops, and yards for the following trade contractors: building, electrical, heating and air conditioning, painting, plumbing, refrigeration, roofing and sign. (B/L No. 12586-09-03-09)
- (i) Sale, rental and repair of tools and small equipment such as chain saws, hand and edge tools, lawn mowers, motorbikes, roto tillers and outboard motors.
- (j) Tailoring and dressmaking.
- (k) Upholstering.
- (l) Architectural, data processing, drafting, engineering and surveying offices. (B/L No. 4989-66-09-19)
- (m) Industrial fueling installations. (B/L No. 8560-86-06-23)
- (n) Rehearsal and production for radio, television, motion picture, theatre, dance and similar productions. (B/L No. 9780-92-10-13)

(2) The manufacturing, preserving, freezing, grading or packaging of the following food products:
- (a) Bakery products.
- (b) Candy and confectionery products.
- (c) Carbonated beverages.
- (d) Dairy products.
- (e) Eggs.
- (f) Fruits, vegetables and nuts.
- (g) Foods from previously milled grains.
- (h) Pickled fruits and vegetables, flavouring extracts, jams and jellies, sauces, seasonings and other similar products.

(3) The manufacturing or finishing of the following wood, metal and paper products:
- (a) Articles from prepared paper.
- (b) Ornamental and art products.
- (c) Household utensils, cutlery, hand and edge tools. (B/L No. 13755-17-06-26)

(4) The manufacturing or finishing of the following furniture and fixtures, or other products of like character or kind.
- (a) Household and office furniture.
- (b) Brooms, brushes and mops.
- (c) Mattresses and bedsprings.
- (d) Plumbing fixtures.
- (e) Partitions, shelving, lockers and office and store fixtures.
- (f) Window blinds and shades.

(5) The manufacturing, assembly or finishing of the following transportation equipment:
  (a) Bicycles.
  (b) Boats not greater than 9.0 m (29.53 ft.) in length.
  (c) Trailers, excluding truck trailers.

(6) The manufacturing, assembly and finishing of the following electrical and electronic equipment:
  (a) Business and office equipment.
  (b) Electronic instruments.
  (c) Household appliances.
  (d) Radio and television.
  (e) Small electrical equipment such as lighting fixtures, record players, telephone and telegraph apparatus, wiring equipment and x-ray apparatus.

(7) The manufacturing of articles from prepared glass and ceramic material.

(8) The manufacturing, compounding, finishing or packaging of the following chemical and allied products:
  (a) Articles from prepared plastic and rubber.
  (b) Cosmetics and perfumes.
  (c) Medicinal preparations.
  (d) Pharmaceuticals and drugs.

(9) The manufacturing, finishing or packaging of the following miscellaneous products:
  (a) Articles from prepared bone, cork, feathers, fibre, hair, horn and wax.
  (b) Fur, leather and associated products (excluding tanning).
  (c) Jewellery, watches and clocks.
  (d) Musical instruments.
  (e) Novelties and toys.
  (f) Optical and photographic equipment.
  (g) Orthopaedic and medical appliances.
  (h) Rubber and metal stamps.
  (i) Scientific and professional instruments.
  (j) Signs.
  (k) Sporting goods.
  (l) Tobacco and tobacco products.

(10) Printing, publishing and book binding; blueprinting and photostatting; lithographing; engraving; stereotyping and other reproduction processes.

(11) Storage buildings, warehousing and wholesale establishments; packing and crating; cold storage and ice plants.

(12) The following residential uses:
  (a) Duplex dwellings on lots being lawfully used for residential purposes on January 1, 2004. (B/L No. 14661-24-06-10)
  (b) Two family dwellings on lots being lawfully used for residential purposes on January 1, 2004. (B/L No. 11680-04-02-09)
  (c) Home occupations.

(12A) Animal training and daycare facilities, provided that the use is located not less than 10 m (32.8 ft.) from the boundary of any lot having a residential use. (B/L No. 11652-03-12-15)

(13) Accessory buildings and uses, including the internal display, internal storage and internal retail sale of goods produced or stored on the premises. (B/L No. 6178-72-11-20)

(14) In areas having an M4L designation, indoor athletic recreation uses that require a minimum floor area of 370 m^2 (3,982.7 sq.ft.) and a minimum ceiling height of 6m (20 ft.). (B/L No. 10310-96-01-15)

(15) Residential Sales Centres. (B/L No. 12452-08-06-16)

(16) Taxi dispatch offices, but only in the area bounded by Kingsway to the north, MacPherson Avenue to the west, Beresford Street to the south, and Gilley Avenue to the east. (B/L No. 12452-08-06-16)

(17) Trade schools, but only in the areas bounded by Kingsway to the north, MacPherson Avenue to the west, Beresford Street to the south, and Gilley Avenue to the east. (B/L No. 12452-08-06-16)

(18) Cannabis production facility provided that the use is included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District. (B/L No. 13838-18-03-12)

(19) Temporary shelters. (B/L No. 14003-19-07-29)

(20) Fire halls. (B/L No. 14464-22-07-25)

(21) Child care facilities. (B/L No. 14694-24-11-04)

(21A) Cannabis processing facility. (B/L 14700-24-12-02)

404.2 Conditions of Use:

(1) All uses and undertakings shall be conducted within a completely enclosed building, except as provided for in Section 6.27 of this Bylaw. (B/L No. 14184-20-09-14)

(2) Nothing shall be done which is or will become an annoyance or nuisance to the surrounding areas by reason of unsightliness, the emission of odours, liquid effluents, dust, fumes, smoke, vibration, noise or glare, nor shall anything be done which creates or causes a health, fire, or explosion hazard, electrical interference or undue traffic congestion.

(3) Accessory buildings and uses, and fences on residential lots shall be subject to the appropriate requirements for Residential Districts in Sections 6.6 and 6.14.2 of this Bylaw. (B/L No. 14170-20-07-06)

(4) Accessory buildings and uses, and fences on non-residential lots shall be subject to the appropriate requirements for Non-Residential Districts in Sections 6.6 and 6.14.2 of this Bylaw. (B/L No. 14170-20-07-06)

(5) In addition to the requirements of Section 6.15 of this Bylaw, all parking or loading areas shall be screened along any front, side or rear boundary which adjoins or faces any lot occupied by a residential building.

404.3 Height of Buildings:

The height of a building shall not exceed 10.5 m (34.45 ft.) nor 2 1/2 storeys.

404.4 Lot Area and Width:

(1) Each lot for a single-family dwelling shall have an area of not less than 560 m^2 (6,027.99 sq.ft.) and a width of not less than 15.0 m (49.21 ft.).

(2) Each lot for a duplex dwelling shall have an area of not less than 670 m^2 (7,212.06 sq.ft.) and a width of not less than 18.5 m (60.70 ft.). (B/L No. 14661-24-06-10)

(3) Each lot for an industrial use shall have an area of not less than 930 m^2 (10,010.76 sq.ft) and a width of not less than 30 m (98.43 ft.).

404.5 Lot Coverage:

The maximum coverage shall be 40 percent of the lot area for residential lots and 50 percent of the lot area for non-residential lots.

404.6 Front Yard:
A front yard shall be provided of not less than 6.0 m (19.69 ft.) in depth.

404.7 Side Yards:
(1) A side yard shall be provided on each side of a residential building of not less than 1.5 m (4.92 ft.) in width.
(2) A side yard shall be provided on each side of a non-residential building of not less than 3.0 m (9.84 ft.) in width, except that a side yard abutting a non-residential lot may be reduced to nil, provided that the other side yard has a width of not less than 6.0 m (19.69 ft.).
(3) In the case of a corner lot, the side yard adjoining the flanking street shall be not less than 3.0 m (9.84 ft.) in width.
(4) In the case of a non-residential lot where a lane flanks the side of such lot, the side yard adjoining the flanking lane shall be not less than 3.0 m (9.84 ft.) in width.
(5) Where a non-residential lot abuts a residential lot in this District or a lot in an A, R or RM District, or in a CD District based on an A, R, or RM District, or is separated by a street or lane therefrom, a side yard shall be provided of not less than 3.0 m (9.84 ft.) in width and such yard shall be fully and suitably landscaped and properly maintained. (B/L No. 12976-11-09-12)

404.8 Rear Yard:
(1) A rear yard shall be provided of not less than 7.5 m (24.61 ft.) in depth for residential lots.
(2) A rear yard shall be provided of not less than 3.0 m (9.84 ft.) in depth for non- residential lots, and where such lot abuts a lot in an A, R or RM District, or in a CD District based on an A, R, or RM District, such rear yard shall be not less than 6.0 m (19.69 ft.) in depth. (B/L No. 12976-11-09-12)

404.9 Off-Street Vehicle Parking:
Off-street vehicle parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw. (B/L No. 14636-24-03-11)

404.10 Off-Street Loading:
Off-street loading shall be provided and maintained in accordance with Schedule IX of this Bylaw.

404.11 Off-Street Bicycle Parking and End-of-trip Facilities:
Off-street bicycle parking and end-of-trip facilities shall be provided and maintained in accordance with Schedule X of this Bylaw. (B/L No. 14636-24-03-11)